

ORDINANCE NO. BL2019-1615

An ordinance amending Chapter 17.40 of the Metropolitan Code of Laws to require the Metropolitan Planning Department to provide three business days' notice of any Pre-Application Conference to the District Council member representing the affected area, and a summary thereof, including copies of any renderings or drawings (Proposal No. 2019Z-006TX-001).

WHEREAS, District Council members have a duty to remain informed and abreast of significant potential developments that may occur within their respective districts; and

WHEREAS, in many instances, District Council members remain unaware of proposed developments until scheduled for Metropolitan Planning Commission hearings or administrative approvals; and

WHEREAS, Pre-Application Conferences are meetings conducted between the Metropolitan Planning Department and potential developers prior to submission of development or zoning applications; and

WHEREAS, alerting District Council members in advance to Pre-Application Conferences can further members' ability to remain informed of potential developments within their districts at stages sufficiently early to allow for participation and constituent engagement in the development process.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Section 17.40.735 of the Metropolitan Code of Laws is hereby created with the following language:

17.40.735 – Pre-Application Conferences and Council Member Notification.

- A. A Pre-Application Conference shall be defined as a meeting between the Planning Department and a developer or developer's representative to discuss potential developments that require a review by the Planning Department prior to the submission of any application.
- B. The Planning Department shall provide three (3) business days' notice of any Pre-Application Conference to the district council member representing the area to be addressed at the meeting. The district council member shall be afforded the opportunity to attend such meeting.
- C. Summaries of all Pre-Application Conferences, including copies of any renderings or drawings, shall be maintained by the Planning Department for a period of no less than 12 months and shall be made available to the district council member at their request.

Section 2. This Ordinance shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Tanaka Vercher

Member of Council